



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 27, 2015

Scott R. Borstein
Neal & Leroy, LLC
120 North LaSalle Street, Suite 2600
Chicago, IL 60602

**Re: Administrative Relief for Institutional Planned Development No. 670
Walter Payton College Preparatory High School Parking Lot, 1034 North Wells Street**

Dear Mr. Bornstein:

Please be advised that your request for a minor change to Institutional Planned Development No. 670 ("PD 670"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 670.

Your client and the owner of all of the property within PD 670, the Chicago Board of Education, is seeking administrative relief to allow for the construction of a new accessory parking lot on a portion of Beckham Field. The site is located south of the existing Walter Payton College Preparatory High School at 1034 N. Wells St. Pursuant to Statement No. 5 of the Planned Development, 50 accessory parking spaces are allowed to be located on an off-site location. However, the Chicago Board of Education believes that on-site parking is a better solution and is therefore, proposing to locate the 50 spaces on-site instead. Both the Department of Transportation and the Chicago Fire Department approved the revised Site Plan. The attached revised Site and Landscape Plan, dated March 23, 2015, shall be inserted into the main file.

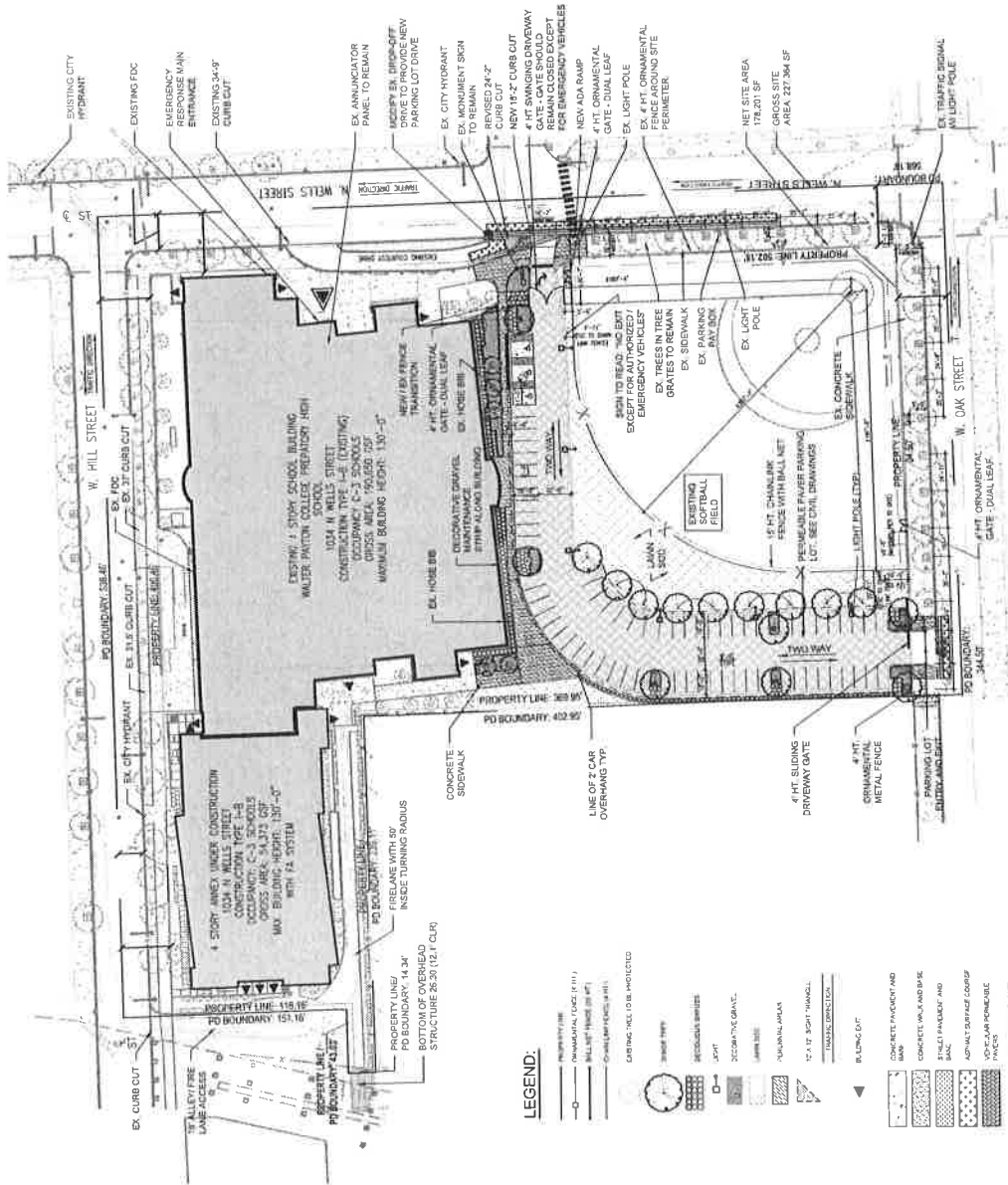
With regard to your request, the Department of Planning and Development has determined that allowing the proposed accessory parking lot will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 670, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

Patricia A. Scudiero
Zoning Administrator

C: Mike Marmo, Erik Glass, Janice Hill, Fernando Espinoza, Ron Daye, Main file



STREET TRAFFIC DIAGRAM (N.T.S.)

SITE AND LANDSCAPE PLAN

AMENDMENT TO INSTITUTIONAL PLANNED DEVELOPMENT #670 WALTER PAYTON COLLEGE PREPARATORY H.S. PARKING LOT

DATE: MARCH 23, 2015

PARKING AND ORDINANCE SUMMARY:

PARKING SPACES	65
STANDARD PARKING SPACES PROVIDED:	3
ADA PARKING SPACES PROVIDED:	68
TOTAL PARKING SPACES PROVIDED:	
LANDSCAPE ORDINANCE REQUIREMENTS	19,365 SF
VEHICULAR USE AREA:	1,452 SF
INTERNAL LANDSCAPE REQUIRED (7.5%):	3,825 SF
INTERNAL LANDSCAPE PROVIDED:	11
INTERNAL SHADE TREES REQUIRED:	14
INTERNAL SHADE TREES PROVIDED:	

APPLICANT: CHICAGO PUBLIC SCHOOLS
ADDRESS: 1034 N. WELLS STREET
CHICAGO, IL 60640

KOO LLC
53 W JACKSON BLVD
SUITE 215
CHICAGO IL 60604
312-235-0920 PH

A-7994

Reclassification Of Area Shown On Map No. 3-F.

(As Amended)

(Application No. A-7994)

(Common Address: 1034 N. Wells St.)

IPD 670, 09

[SO2014-2442]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Institutional Planned Development Number 670 symbols and indications as shown on Map Number 3-F in the area bounded by:

West Hill Street; North Wells Street; West Oak Street; a parallel line 304.5 feet west of North Wells Street; a parallel line 370 feet north of West Oak Street; a parallel line 543.61 feet west of North Wells Street; a parallel line 384.34 feet north of West Oak Street; a parallel line 496.46 feet west of North Wells Street; and West Hill Street ("Property"),

to the designation of Institutional Planned Development Number 670, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

*Institutional Planned Development No. 670, As Amended.**Planned Development Statements.*

1. The area delineated herein as Planned Development Number 670, as amended ("Planned Development"), consists of approximately 178, 215 square feet net square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned by the Chicago Board of Education. Alderman Walter Burnett and the Public Building Commission are co-applicants for this amendment (the "Applicants"). The Public Building Commission is constructing the school on behalf of the Board of Education.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicants, its successors and assigns and, if different than the Applicants, the legal titleholders and any ground lessors. All rights

granted hereunder to the Applicants shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicants, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicants or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicants or its successors, assign or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans. Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Department of Planning and Development. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of 15 statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Drop Off Plan; Landscape Plan; Sustainability Site Plan; Building Elevations (North, South, East and West); dated July 17, 2014 submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a planned development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.
5. The following uses are allowed in the area delineated herein as an Institutional Planned Development: educational and recreational facilities, accessory parking (50 spaces located on an off-site parking lot) and related uses incidental thereto.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval

of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a net site area of 178,215 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicants and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The Applicants shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicants, its successors and assigns and, if different than the Applicants, the legal titleholders and any ground lessors.
13. The Applicants acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicants acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources.

The Applicant has agreed to provide a bio-swale along a portion of the southern boundary of the property to satisfy the City of Chicago's Sustainable Policy requirements.

15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to Planned Development Number 670 approved on April 29, 1998.

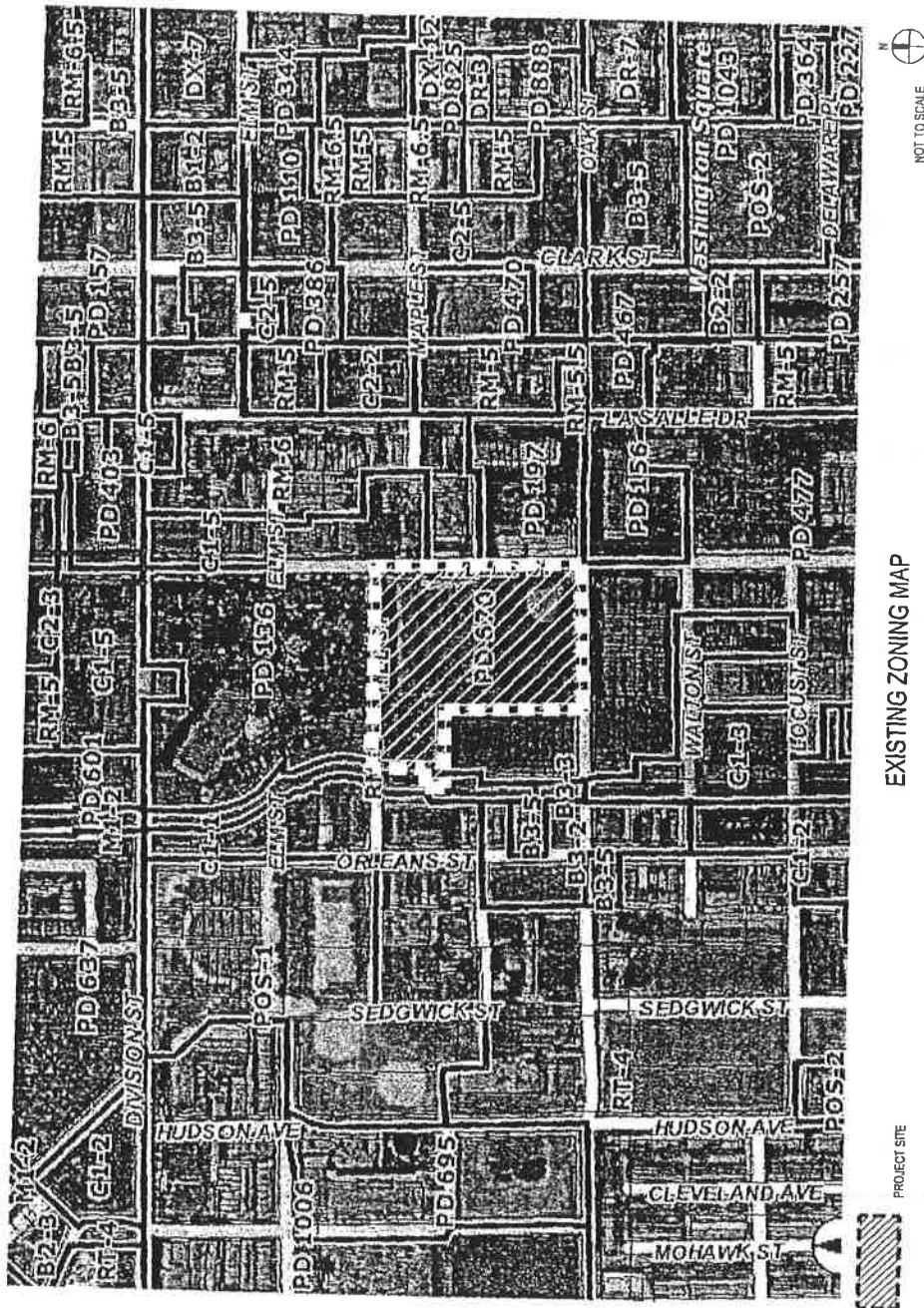
[Existing Zoning Map; Land-Use Map; Planned Development Boundary and Property Line Map; Dimensioned Site Plan; Drop Off Plan; Landscape Plan; Sustainability Site Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 86438 through 86448 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Institutional Planned Development No. 670, As Amended.

Bulk Regulations And Data Table.

Gross Site Area:	228,000 square feet
Net Site Area:	178,215 square feet
Maximum Floor Area Ratio:	1.3
Minimum Number of Off-Street Loading Spaces:	1
Minimum Number of Off-Street Parking Spaces:	50
Maximum Building Height:	75 feet
Minimum Required Setback:	Per Site Plan



EXISTING ZONING MAP

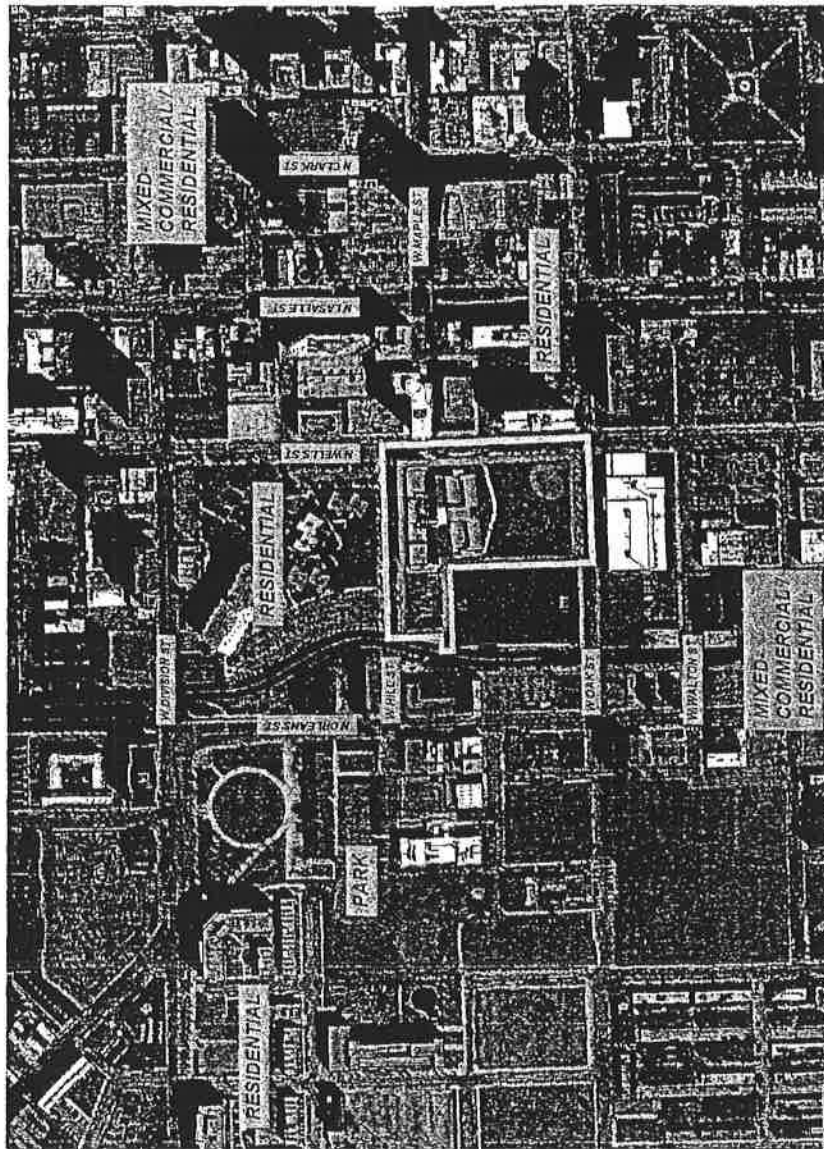
PROJECT SITE

APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO
 ADDRESS: 1034 N. WELLS STREET
 CHICAGO, IL 60610

AMENDMENT TO
 INSTITUTIONAL PLANNED DEVELOPMENT #670
 WALTER PAYTON COLLEGE PREPARATORY H.S. ANNEX

DATE: JULY 17, 2014

KOD AND ASSOCIATES LTD
 53 W JACKSON BLVD
 SUITE 215
 CHICAGO IL 60604
 312-235-0920 PH



NOT TO SCALE

LAND USE MAP

PROPERTY LINE

PD BOUNDARY

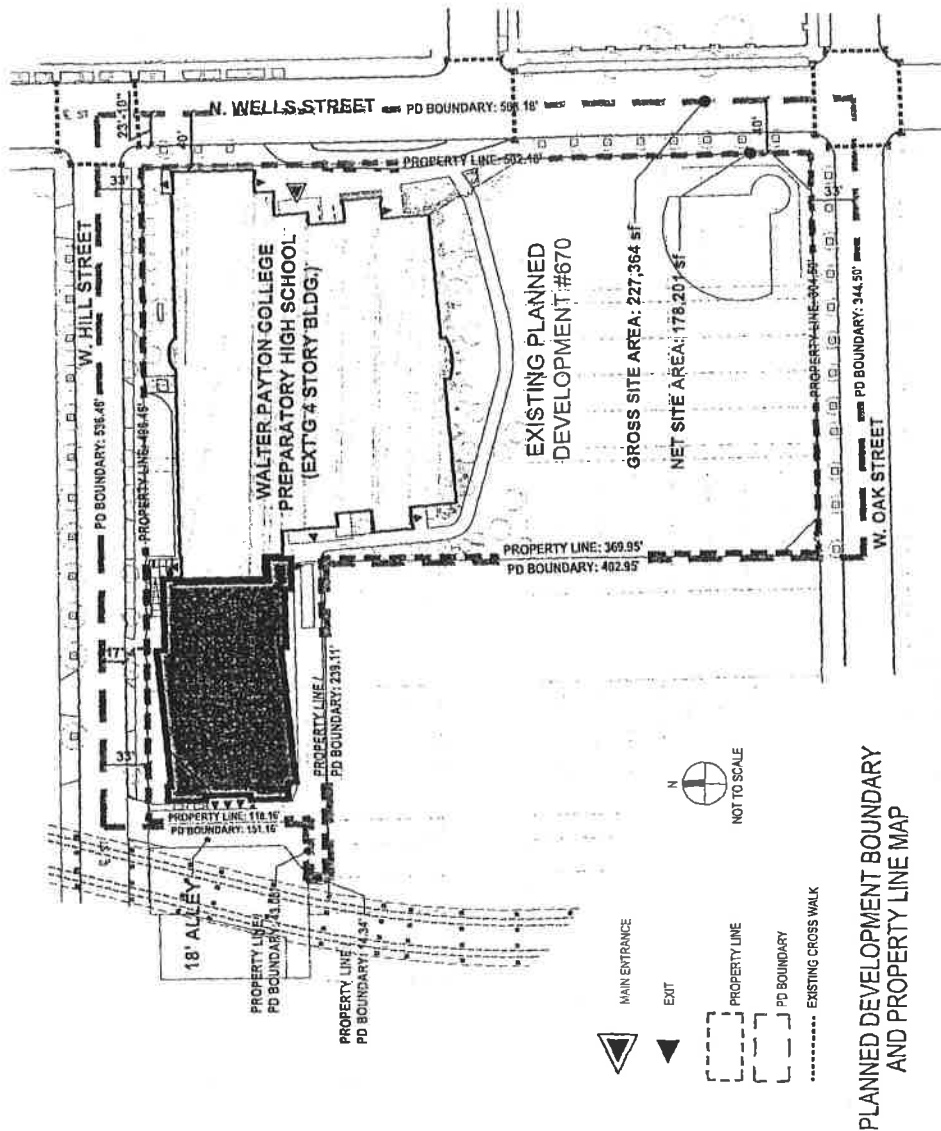
APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO

ADDRESS: 1034 N. WELLS STREET
CHICAGO, IL 60610

KOO AND ASSOCIATES LTD
53 W JACKSON BLVD
SUITE 215
CHICAGO IL 60604
312-235-0920 PH

AMENDMENT TO
INSTITUTIONAL PLANNED DEVELOPMENT #670
WALTER PAYTON COLLEGE PREPARATORY H.S. ANNEX

DATE: JULY 17, 2014

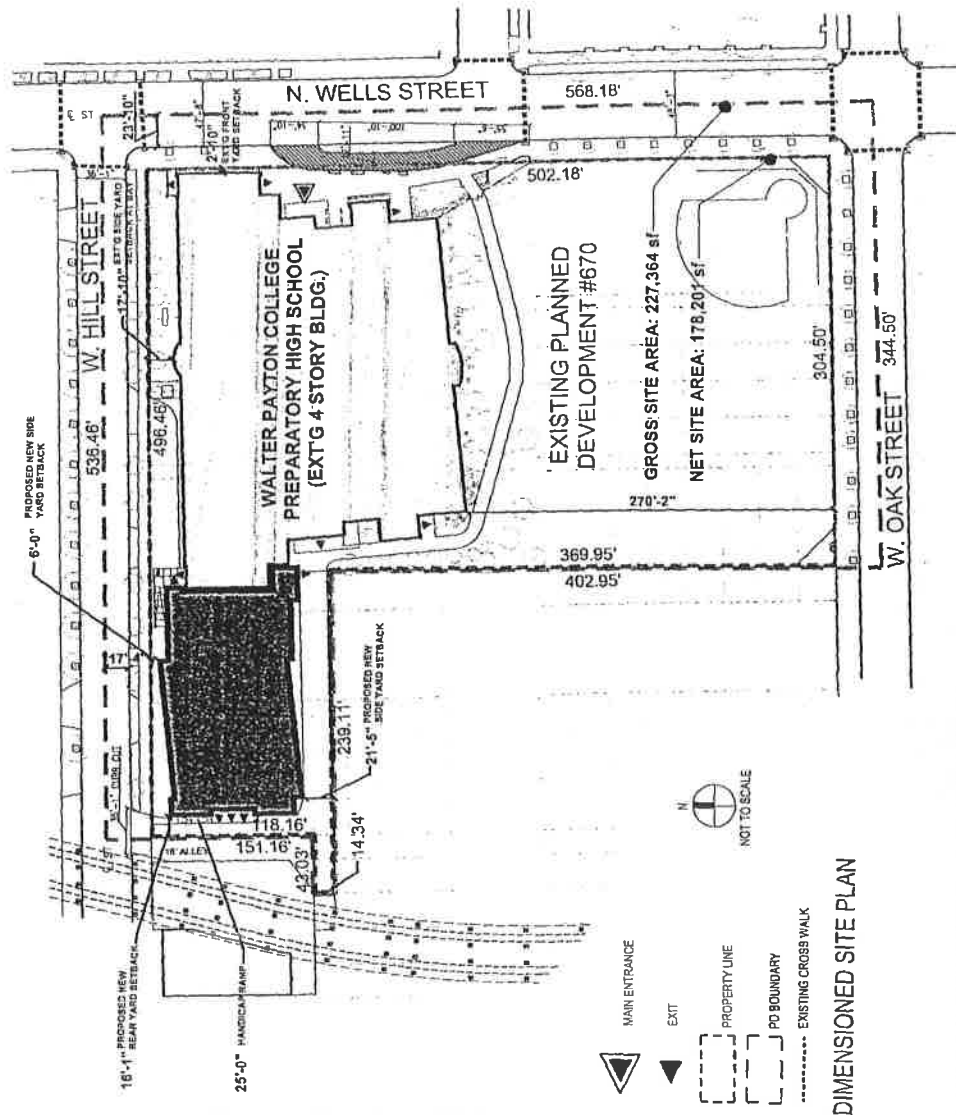


APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO
ADDRESS: 1034 N. WELLS STREET
CHICAGO, IL 60610

AMENDMENT TO
INSTITUTIONAL PLANNED DEVELOPMENT #670
WALTER PAYTON COLLEGE PREPARATORY H.S. ANNEX

DATE: JULY 17, 2014

KOO AND ASSOCIATES LTD
53 W JACKSON BLVD
SUITE 215
CHICAGO IL 60604
312-235-0920 PH



APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO
 ADDRESS: 1001 N. WELLS STREET
 CHICAGO, IL 60610

**AMENDMENT TO
 INSTITUTIONAL PLANNED DEVELOPMENT #670
 WALTER PAYTON COLLEGE PREPARATORY H.S. ANNEX**

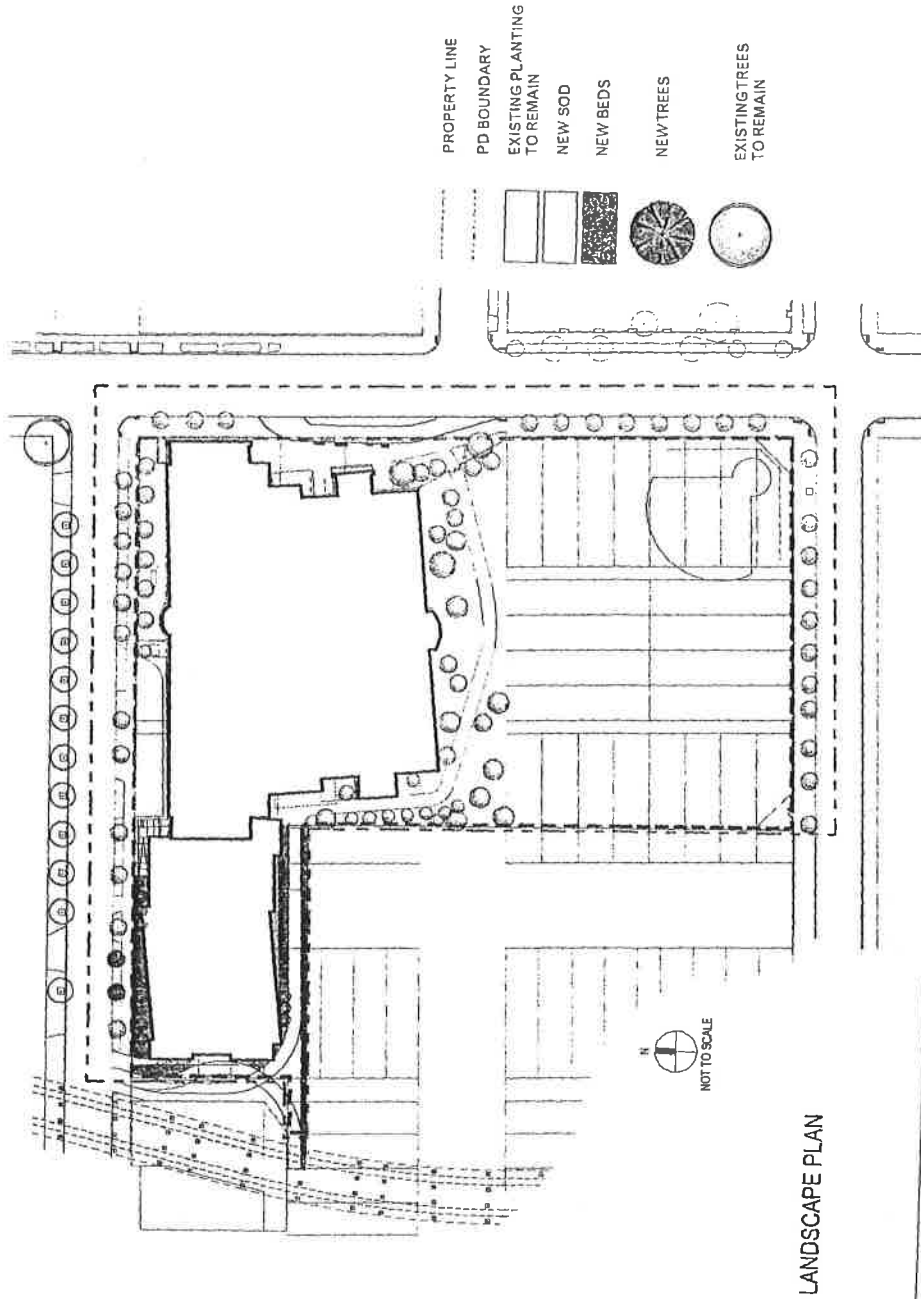
DATE: JULY 17, 2014

KOO AND ASSOCIATES LTD
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 SUITE 215
 CHICAGO IL 60604
 312-235-0920 PH

7/30/2014

REPORTS OF COMMITTEES

86443

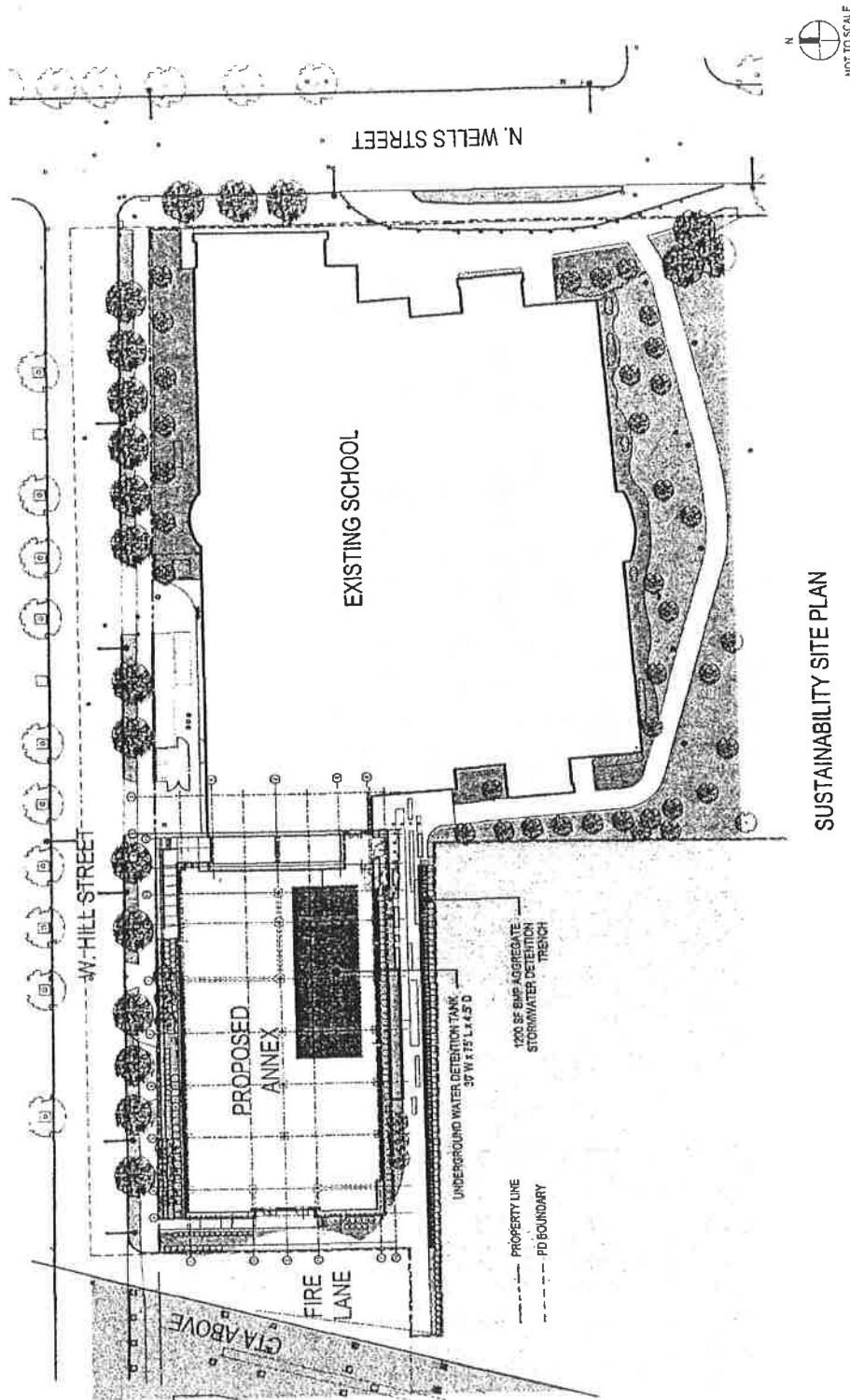


APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO
ADDRESS: 1024 N. WELLS STREET
CHICAGO, IL 60610

AMENDMENT TO
INSTITUTIONAL PLANNED DEVELOPMENT #670
WALTER PAYTON COLLEGE PREPARATORY H.S. ANNEX

DATE: JULY 17, 2014

KOO AND ASSOCIATES LTD
53 W JACKSON BLVD
SUITE 215
CHICAGO, IL 60604
312-235-0920 PH

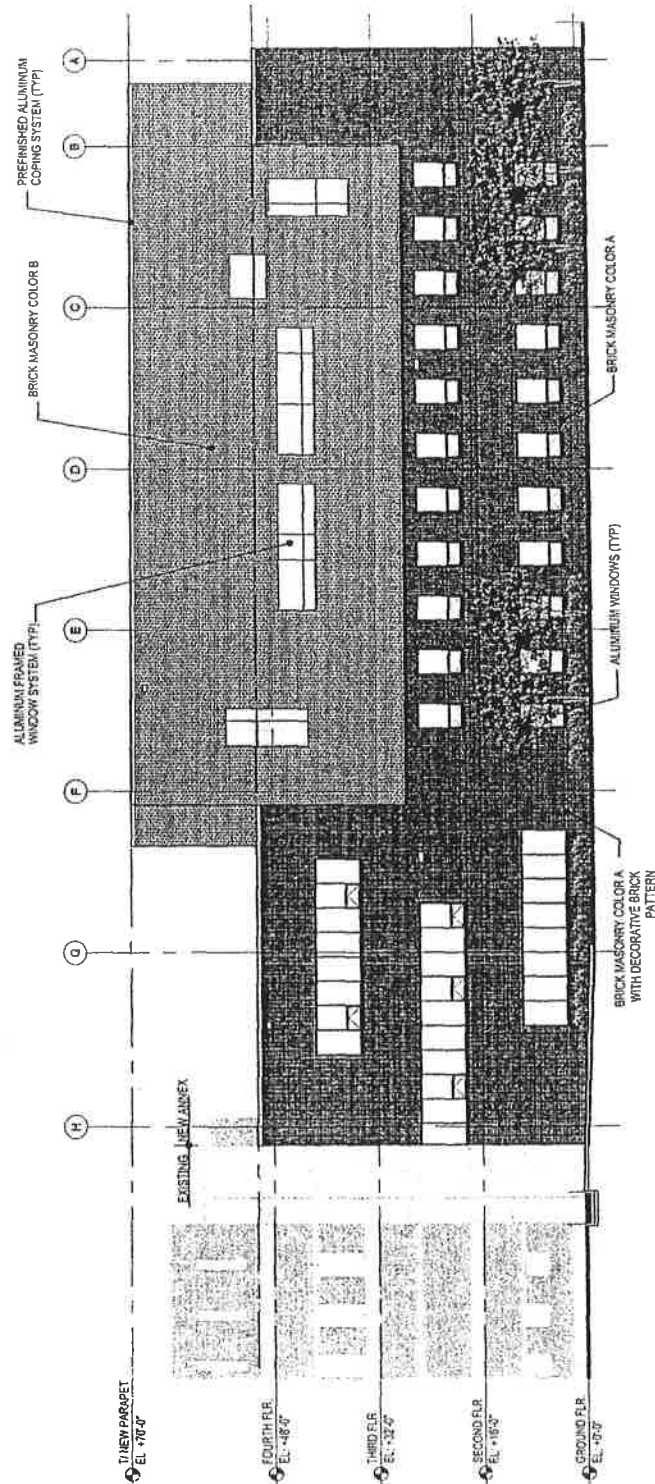


KOO AND ASSOCIATES LTD
53 W JACKSON BLVD
SUITE 215
CHICAGO IL 60604
312-235-0920 PH

**AMENDMENT TO
INSTITUTIONAL PLANNED DEVELOPMENT #670
WALTER PAYTON COLLEGE PREPARATORY H.S. ANNEX**

DATE: JULY 17, 2014

APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO
ADDRESS: 1034 N WELLS STREET
CHICAGO, IL 60610

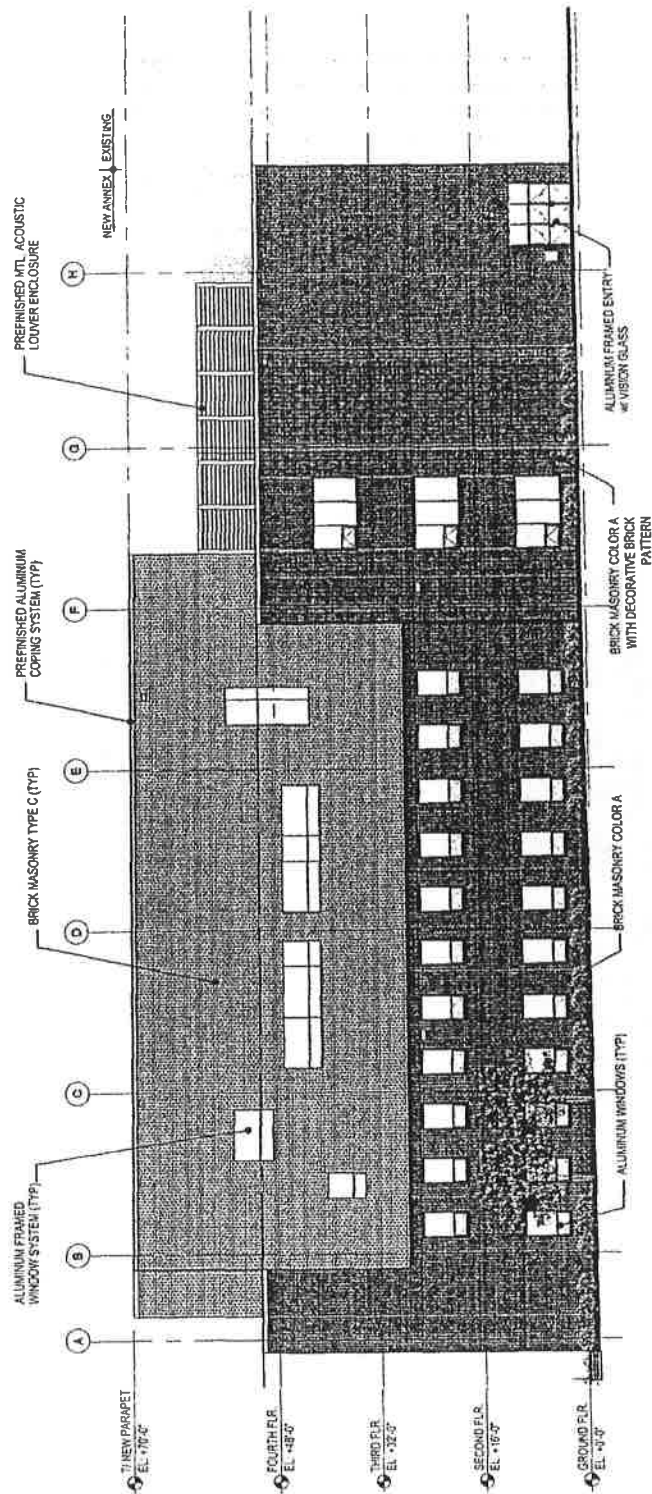


NORTH ELEVATION

KOD AND ASSOCIATES LTD
53 W JACKSON BLVD
SUITE 215
CHICAGO IL 60604
312-235-0920 PH

AMENDMENT TO
INSTITUTIONAL PLANNED DEVELOPMENT #670
WALTER PAYTON COLLEGE PREPARATORY H.S. ANNEX
DATE: JULY 17, 2014

APPLICANT: PUBLIC BUILDINGS COMMISSION OF CHICAGO
ADDRESS: 1024 N. WELLS STREET
CHICAGO, IL 60610



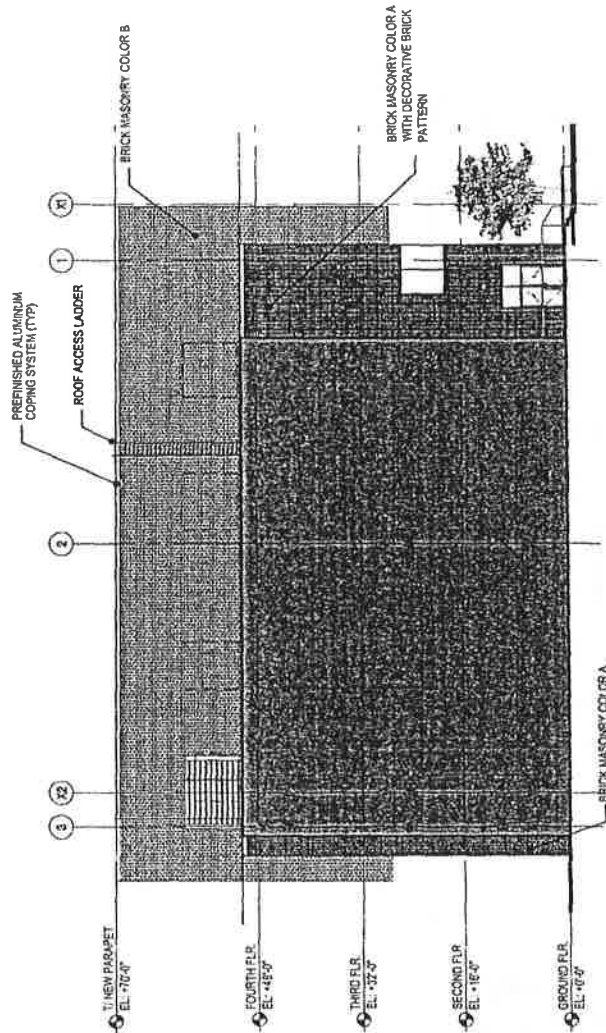
SOUTH ELEVATION

KOO AND ASSOCIATES LTD
53 W JACKSON BLVD
SUITE 215
CHICAGO IL 60604
312-235-0920 P/H

AMENDMENT TO
INSTITUTIONAL PLANNED DEVELOPMENT #670
WALTER PAYTON COLLEGE PREPARATORY H.S. ANNEX

DATE: JULY 17, 2014

APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO
ADDRESS: 1034 N. WELLS STREET
CHICAGO, IL 60610



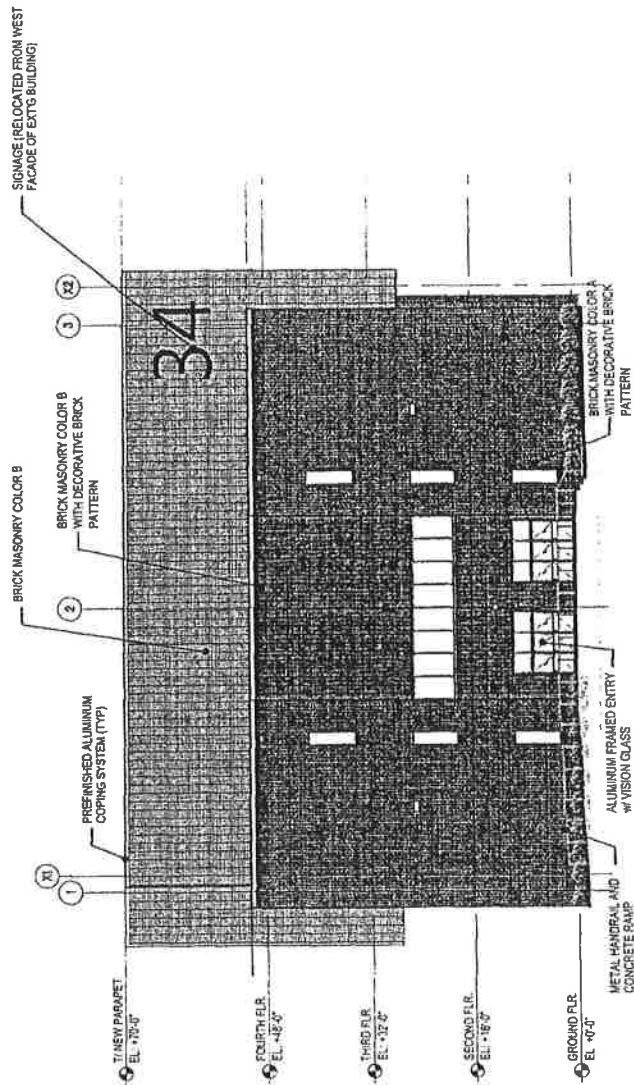
EAST ELEVATION

KOO AND ASSOCIATES LTD
53 W JACKSON BLVD
SUITE 215
CHICAGO IL 60604
312-235-0920 PH

AMENDMENT TO
INSTITUTIONAL PLANNED DEVELOPMENT #670
WALTER PAYTON COLLEGE PREPARATORY H.S. ANNEX

DATE: JULY 17, 2014

APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO
ADDRESS: 1034 N. WELLS STREET
CHICAGO, IL 60610



WEST ELEVATION

KOO AND ASSOCIATES LTD
53 W JACKSON BLVD
SUITE 215
CHICAGO IL 60604
312-235-0920 PH

AMENDMENT TO
INSTITUTIONAL PLANNED DEVELOPMENT #670
WALTER PAYTON COLLEGE PREPARATORY H.S. ANNEX

DATE: JULY 17, 2014

APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO
ADDRESS: 1094 N WELLS STREET
CHICAGO, IL 60610



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

June 2, 2003

Mr. Rick Danaher
Assistant General Counsel
Board of Education of the City of Chicago
1215 South Clark Street
Suite 700
Chicago, IL 60603

RE: Request for minor changes to Institutional Planned
Development No. 670 (Walter Payton High School - North
Wells Street/ West Hill Street)

Dear Mr. Danaher:

Please be advised that your request for minor changes to Institutional
Planned Development No.670, on behalf of the Board of Education
of the City of Chicago, has been considered by the Department of
Planning and Development pursuant to Section 11.11-3(c) of Chicago
Zoning Ordinance and Statement No.14 of the Planned Development.

Specifically, you requested to modify the parking requirement for the
school which requires that 60 parking spaces be provided on-site and
an additional 60 spaces be provided within 500 feet of the Planned
Development boundary. Although the 60 on-site spaces are provided,
the Board of Education is not able to secure all of the 60 spaces off-
site within 500 feet of the Planned Development boundary.

The Board of Education has executed a written lease agreement with
the nearby Union Baptist Church for the use of 44 spaces at two
church parking lots located at the southeast corner of Oak and
Orleans Streets and the northwest corner of Walton and Orleans
Streets. These lots are within 660 feet of the Planned Development
boundary. The Board has also executed a lease for eight parking
spaces at a lot located at 941 North Orleans which is within 500 feet
of the boundary.

The Board has also stated that it is currently pursuing other options to



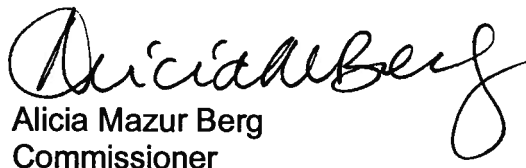
secure additional spaces for the school.

The Department has reviewed the request and has determined that reducing the off-site parking requirement from 60 spaces to 52 spaces and extending the maximum distance from the PD boundary for 44 of those spaces from 500 feet to 660 feet would be appropriate and would be adequate to serve the needs of the school.

Furthermore, you also indicated the Board of Education's commitment to improve both of these off-site parking lots owned by Union Baptist Church by providing decorative peripheral fencing, landscaping, illumination, drainage and paving. These lots are currently surrounded by chain link fences and contain no landscaping.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor changes, but no other changes to this Planned Development.

Very truly yours,


Alicia Mazur Berg
Commissioner

CC: Jack Swenson, Philip Levin, Michael Marmo, Ed Kus, Terri Texley

Reclassification Of Area Shown On Map Number 3-E.
(As Amended)
(Application Number A-3883)

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Residential Planned Development Number 196 District symbols and indications as shown on Map Number 3-E in the area bounded by:

East Banks Street; North Lake Shore Drive; a line 122 feet south of and parallel to East Banks Street; a line 135 feet west of North Lake Shore Drive; a line 100 feet south of and parallel to East Banks Street; and North Ritchie Court,

to those of an R6 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map Number 3-F.
(As Amended)

(Application Number 12221)

IPD 670

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-3 Restricted Service District and C1-4 Restricted Commercial District symbols and indications as shown on Map Number 3-F in the area bounded by:

West Hill Street; North Wells Street; West Oak Street; a parallel line 304.5 feet west of North Wells Street; a parallel line 370 feet north of West Oak Street; a parallel 543.61 feet west of North Wells Street; a parallel line 384.34 north of West Oak Street; a parallel line 496.46 feet west of North Wells Street; and West Hill Street ("Property"),

to those of an R5 General Residence District which is hereby established in the area above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R5 General Residence District symbols and indications to an Institutional Planned Development which is hereby established in the area above described, subject to such use and Bulk Regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 3. This ordinance shall be in full force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Institutional Planned Development Number 670.

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development consists of approximately one hundred seventy-eight thousand two hundred fifteen (178,215) square feet (four and nine tenths (4.09 acres)) net site area which is depicted on the attached Planned Development Boundary, Property Line Map (the "Property") and which is owned or controlled by the Applicant, the Chicago Board of Education.
2. The Applicant ("Applicant") shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. Any dedication or vacation of streets or alleys, or easements, or adjustments or right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns, grantees and Lessees, if different than the Applicant, the legal title holders or any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder or any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property,

time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors.

4. This Planned Development consists of fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line Map; and a Site/Landscape Plan and Building Elevations prepared by De Stefano + Partners dated April 16, 1998. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.
5. The uses permitted within the area of delineated herein as an "Institutional Planned Development" shall be educational and recreational facilities, accessory parking and related uses incidental thereto.
6. Identification and other necessary signs, including temporary construction signs, may be permitted within the area delineated herein as "Institutional Planned Development", subject to the review and approval by the Department of Planning and Development.
7. Off-street parking and off-street loading facilities shall be provided in compliance with this Planned Development, subject to review and approval of the Departments of Transportation and Planning and Development. A minimum of two percent (2%) of all parking spaces shall be designated for parking for the handicapped. A minimum of sixty (60) additional parking spaces shall be provided within five hundred (500) feet of the boundaries of this Planned Development.
8. Any service drives or any other means of ingress or egress, including for emergency vehicles shall be adequately designed and paved in accordance with the provisions of the Municipal Code and the regulations of the

Department of Transportation in effect at the time of construction. There shall be no parking within such paved areas, or within fire lanes. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.

9. In addition to the maximum height of any building or any appurtenance thereto, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio (F.A.R.) shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
11. Improvements of the Property, including landscaping and all entrances and exits to the parking and loading areas, shall be designed and installed in substantial conformance with the Site/Landscape Plan, Building Elevations and the Bulk Regulations and Data Table attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Site/Landscape Plan and the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
13. The Applicant acknowledges that it is the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering

Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.

14. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor in nature, appropriate, and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
15. Unless substantial new construction on the property has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire, and the zoning of the Property shall automatically revert to its prior R5 General Residence District, B4-3 Restrict Service District and C1-4 Restricted Commercial District designations.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Site/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 67701 through 67705 of this Journal.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Institutional Planned Development Number 670.

Bulk Regulations And Data Table.

Gross Site Area, 228,000 square feet (5.23 acres) equals Net Site Area, 49,785 square feet (1.14 acres) plus Area Remaining in Public Right-of-Way, 178,215

square feet (4.09 acres)

Maximum Permitted Floor
Area Ratio for Total Net
Site Area:

1.00.

Minimum Number of Off-
Street Parking Spaces:

60*.

Minimum Number of Off-
Street Loading Spaces:

1.

Maximum Height:

75 feet, 0 inches.

Minimum Setbacks:

Per Site Plan.

Reclassification Of Area On Map Number 3-G.
(As Amended)
(Application Number 12245)

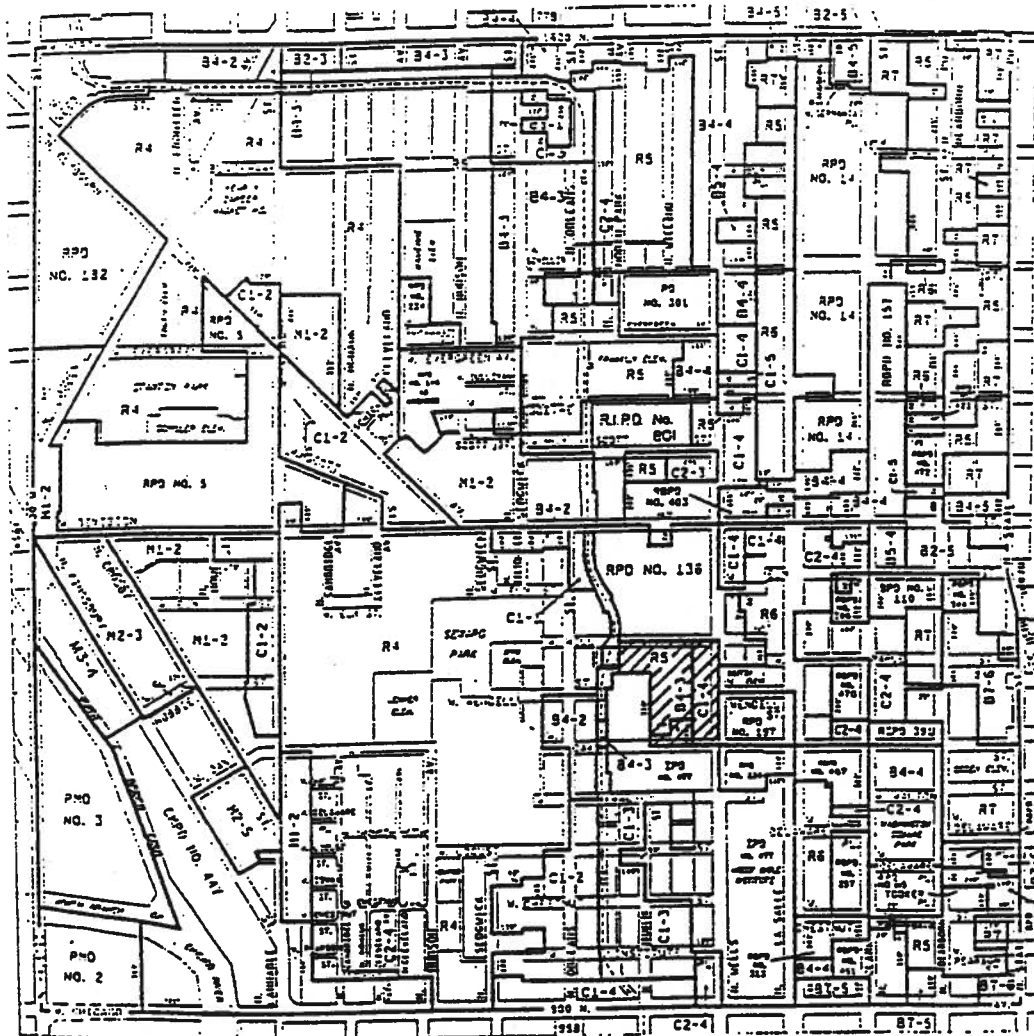
Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the City of Chicago Zoning Ordinance be amended by changing all the Planned Manufacturing District Number 3 symbols and indications as shown on Map Number 3-G in the area bounded by:

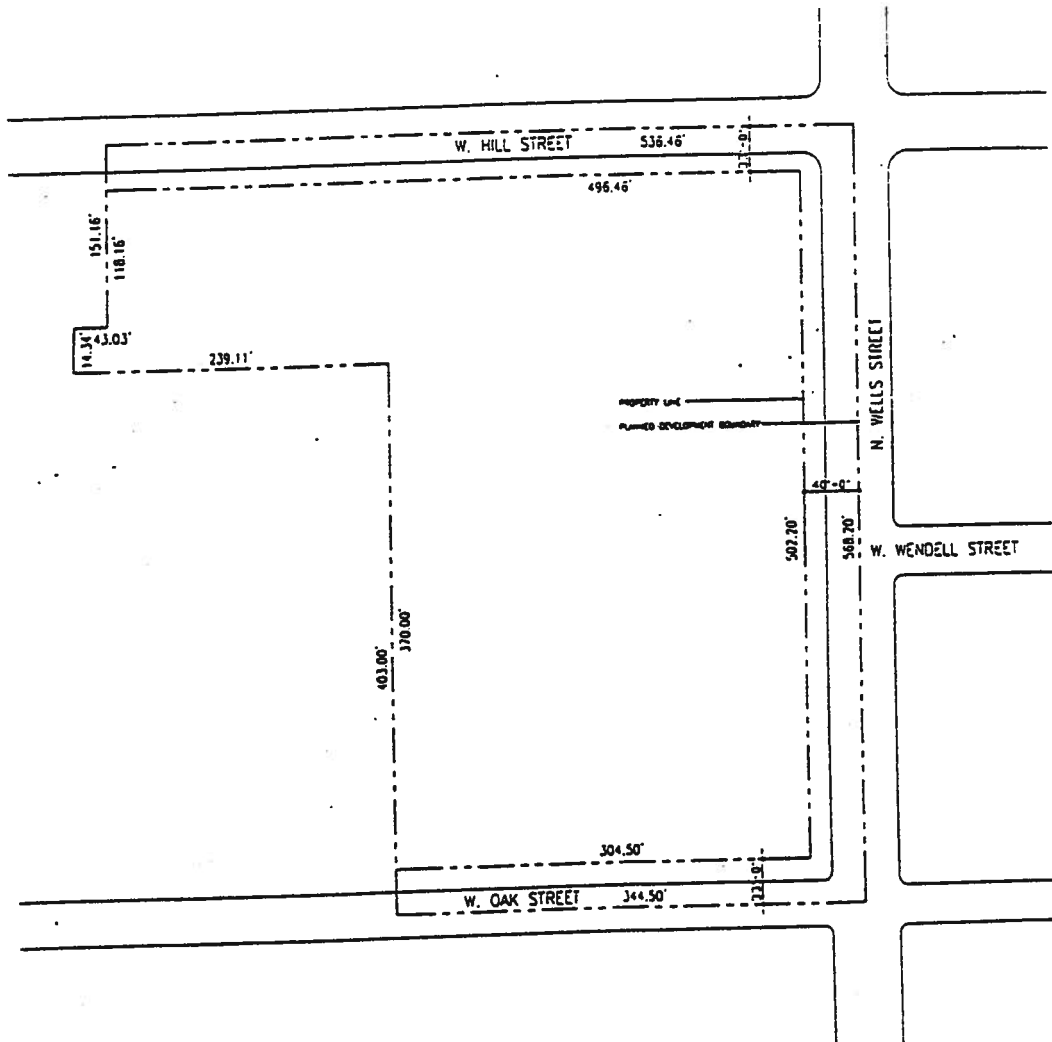
North Hickory Avenue; West Division Street; and North Cherry Avenue,

* Additional 60 spaces to be provided within 500 feet of the Planned Development Boundary.

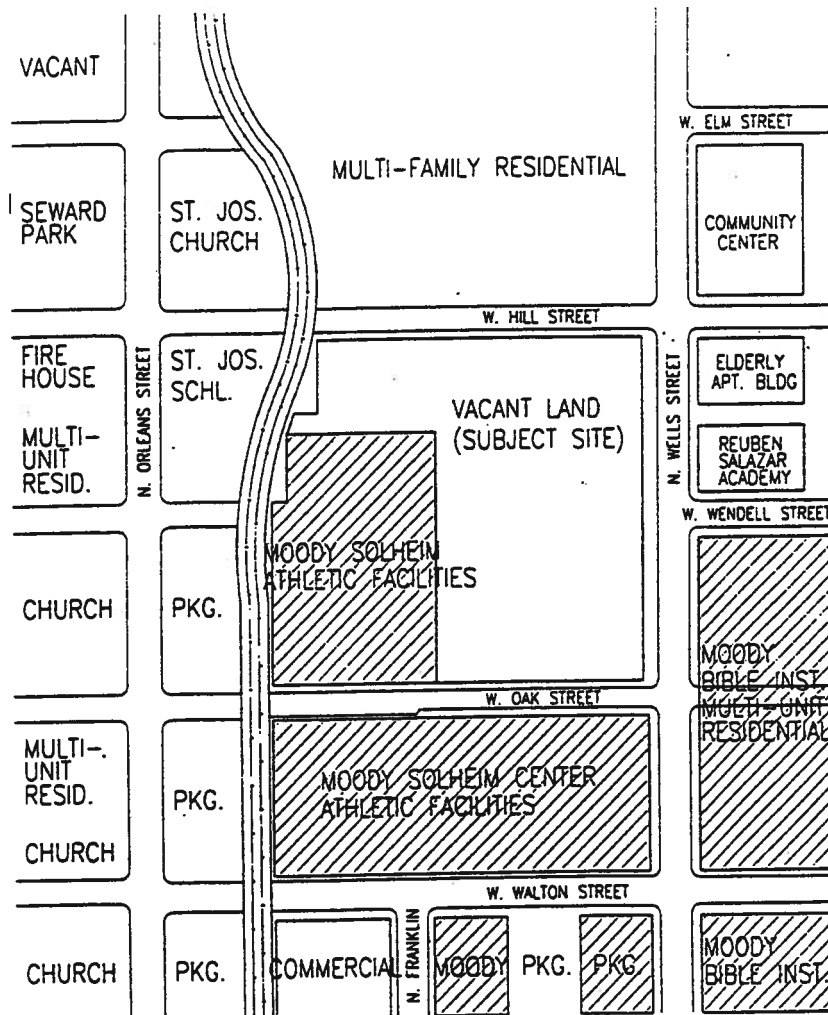
Existing Zoning Map.

 **Planned Development Boundaries**

Planned Development Boundary
And Property Line Map.



Existing Land-Use Map.



Site/Landscape Plan.

